

## **SOLICITATION OF PROFESSIONAL SERVICES**

STATE OF NEW JERSEY  
DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C)

DPMC NUMBER: P1221-00  
New Northern Region Office  
Clinton Wildlife Management Area  
Hampton, Hunterdon County, NJ

THE DPMC IS SEEKING TO ENGAGE THE SERVICES OF AN ARCHITECTURAL FIRM AND CONSULTING TEAM WITH AN OBJECTIVE TO INTEGRATE FIVE FISH AND WILDLIFE FIELD OFFICES INTO ONE NORTHERN REGION OFFICE COMPLEX. THE DIVISION OF FISH AND WILDLIFE IS A PROFESSIONAL AGENCY DEDICATED TO THE PROTECTION, MANAGEMENT AND WISE USE OF NEW JERSEY'S FISH AND WILDLIFE RESOURCES. THE COMPLEX WILL BE LARGE ENOUGH TO ACCOMMODATE A MINIMUM OF SIXTY-FIVE EMPLOYEES. FISH AND WILDLIFE CONSERVATION POLICE WILL BE PART OF THIS COMPLEX.

THE CLINTON WILDLIFE MANAGEMENT (WMA) IS A 2,064-ACRE WMA LOCATED NEAR SPRUCE RUN RECREATION AREA IN HUNTERDON COUNTY. THE DIVISION OF FISH AND WILDLIFE WOULD LIKE TO COMBINE FIVE SEPARATE FIELD OFFICES INTO ONE NORTHERN REGION OFFICE COMPLEX. THE OFFICE COMPLEX WILL BE LARGE ENOUGH TO ACCOMMODATE A MINIMUM OF SIXTY-FIVE EMPLOYEES. THE BUILDING WILL NEED A LARGE MULTI-PURPOSE ROOM, A SMALL CONFERENCE ROOM AND RECEPTION AREA WITH ROOM FOR DISPLAYS. THE BUILDING SHOULD HAVE PLENTY OF WINDOWS AND HAVE AN OUTDOOR / WILDLIFE / LODGE LOOK. IN THE FUTURE THE DIVISION OF FISH AND WILDLIFE WOULD LIKE TO ADD STORAGE BUILDINGS, LABS, AND A LAW ENFORCEMENT STORAGE/IMPOUNDMENT YARD TO THE COMPLEX.

THE PROJECT SITE IS ONE THAT WAS PREVIOUSLY CONSIDERED FOR USE FOR AN ARCHERY PARK AND HUNTER EDUCATION FACILITY. THE PROJECT SITE IS LOCATED IN THE PRESERVATION AREA OF THE HIGHLANDS REGION AND SUBJECT TO THE HIGHLANDS CAPITAL PROJECT REVIEW.

THE NEW OFFICE IS GOING TO BE THE NORTHERN REGION FISH AND WILDLIFE MAIN OFFICE COMBINING SEVERAL SMALLER OFFICE INTO ONE COMPLEX. THE BUILDINGS SHOULD BE INVITING TO THE PUBLIC WITH A RECEPTION AREA WITH ENOUGH ROOM FOR CHANGEABLE DISPLAYS. THE BUILDING SHOULD HAVE THE FEEL OF A LODGE WITH PLENTY OF NATURAL LIGHT. THE EXTERIOR OF THE BUILDING NEEDS TO BE AS MAINTENANCE FREE AS POSSIBLE. THERE NEEDS TO BE AN AMPLE WELL-LIT PARKING LOT FOR STAFF AS WELL AS VISITORS. THERE IS A NON-COMMUNITY POTABLE WELL ON THE PROJECT SITE USED BY THE SPRUCE RUN RECREATION AREA ACROSS VAN SYCKELS ROAD.

THE SCOPE OF WORK FOR THIS PROJECT CAN BE OBTAINED VIA THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

THE CONSULTANT SHALL BE A FIRM PREQUALIFIED WITH THE DIVISION OF PROPERTY MANAGEMENT AND CONSTRUCTION (DPM&C) IN ARCHITECTURE (DISCIPLINE CODE P001) WITH A DOLLAR RATING OF \$15 MILLION OR GREATER. THE FIRM SHALL HAVE IN-HOUSE CAPABILITIES OR SUB-CONSULTANTS PREQUALIFIED WITH THE DPMC IN ELECTRICAL ENGINEERING (DISCIPLINE CODE P002), HVAC ENGINEERING (DISCIPLINE CODE P003), PLUMBING ENGINEERING (P004), CIVIL ENGINEERING (DISCIPLINE CODE P005), STRUCTURAL ENGINEERING (DISCIPLINE CODE P007), FIRE PROTECTION ENGINEERING (DISCIPLINE CODE P010), ESTIMATING/COST ANALYSIS (DISCIPLINE CODE P025), AND ALL OTHER ARCHITECTURAL, ENGINEERING AND SPECIALTY DISCIPLINES NECESSARY TO COMPLETE THE PROJECT AS DESCRIBED IN THE SCOPE OF WORK.

**\*ATTENTION SPECIAL DELIVERY INSTRUCTIONS\***

**PRELIMINARY TECHNICAL PROPOSALS (DPMC 48B) ARE DUE TO DPMC NO LATER THAN 2:00 P.M., MAY 21, 2020 AND SHALL BE SUBMITTED TO BILL MAHAN, CONSULTANT SELECTION COORDINATOR, CONTRACTS & PROCUREMENT, DIVISION OF PROPERTY MANAGEMENT & CONSTRUCTION, VIA EMAIL AT WILLIAM.MAHAN@TREAS.NJ.GOV. DO NOT INCLUDE ANYONE ELSE ON THE EMAIL. HARD COPIES WILL NOT BE ACCEPTED. SUBMISSIONS RECEIVED AFTER 2:00 P.M., MAY 21, 2020 WILL NOT BE CONSIDERED. ONLY FIRMS CURRENTLY PREQUALIFIED WITH DPMC IN ARCHITECTURE WITH A DOLLAR RATING OF \$15 MILLION OR GREATER MAY SUBMIT. ALL JOINT VENTURE FIRMS MUST BE SEPARATELY PREQUALIFIED IN ARCHITECTURE WITH AT LEAST ONE FIRM HAVING A DOLLAR RATING OF \$10 MILLION OR GREATER.**

**PLEASE NOTE THERE IS A MAXIMUM 40-PAGE LIMIT FOR PRELIMINARY TECHNICAL PROPOSALS (FORM 48B) SUBMITTED FOR THIS PROJECT. SUBMISSIONS EXCEEDING THE 40-PAGE LIMIT WILL NOT BE CONSIDERED.**

PRELIMINARY TECHNICAL PROPOSAL FORMS (48B) ARE ALSO AVAILABLE ON THE DPMC WEB SITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC).

ALL SUB-CONSULTANT(S) PARTICIPATING ON YOUR PROJECT TEAM MUST BE SEPARATELY PREQUALIFIED BY DPMC IN THE DISCIPLINE(S) FOR WHICH THEY WILL BE PROVIDING PROFESSIONAL SERVICES. IF NOT CURRENTLY PREQUALIFIED, A COMPLETED PREQUALIFICATION APPLICATION MUST BE RECEIVED BY MAY 21, 2020. PLEASE VISIT THE DPMC WEBSITE AT [WWW.STATE.NJ.US/TREASURY/DPMC](http://WWW.STATE.NJ.US/TREASURY/DPMC) TO OBTAIN A PREQUALIFICATION APPLICATION (FORM 48A) OR CONTACT THE PREQUALIFICATION UNIT AT (609) 777-4561.

THE CONSULTANT SELECTION COMMITTEE FOR THIS PROJECT WILL EVALUATE THE PRELIMINARY TECHNICAL PROPOSALS BASED UPON: DEMONSTRATION OF THE FIRM / PROJECT TEAM'S ORGANIZATION, AND THE FIRM / PROJECT TEAM'S EXPERIENCE ON PROJECTS OF A SIMILAR SIZE AND NATURE. PROJECT APPROACH, SCHEDULE, AND COST ESTIMATING/BUDGET CONTROL WILL BE INCLUDED FOR REVIEW OF THE TECHNICAL PROPOSALS.

ALL COMPETING FIRMS ARE REQUIRED TO COMPLY WITH THE REQUIREMENTS OF P.L. 1975, C. 127 (N.J.A.C. 17:27), REGARDING NON-DISCRIMINATION REQUIREMENTS IN THE PERFORMANCE OF STATE CONTRACTS AND P.L. 2005, C. 51 CERTIFICATION AND DISCLOSURE OF POLITICAL CONTRIBUTIONS.

RICHARD S. FLODMAND, DEPUTY DIRECTOR  
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